

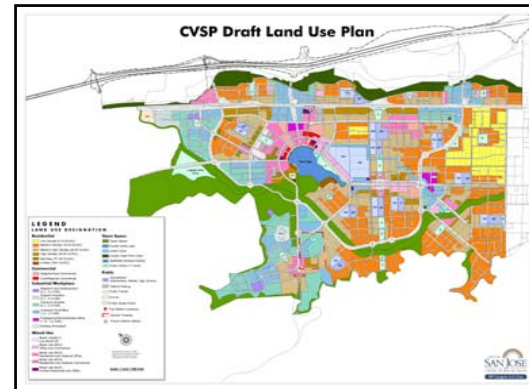
Coyote Valley Specific Plan Task Force Meeting

May 21, 2007



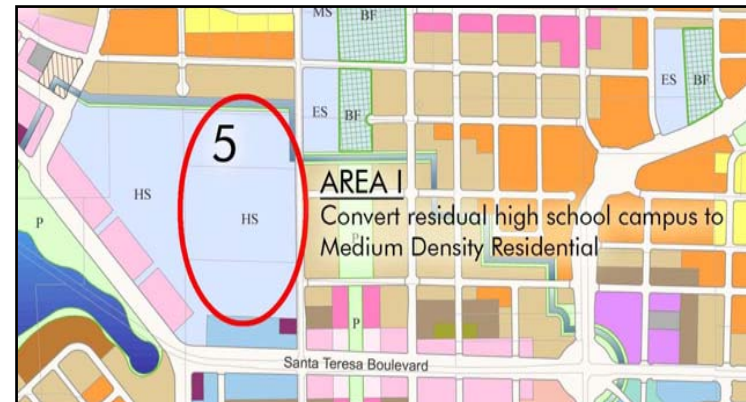
Presentation Overview

1. Plan Refinement Process/Outcomes
2. Plan Refinements Based on Comments
3. Plan Refinements Based on DEIR
4. Early Cost Implications of Plan Refinements
5. Next Steps



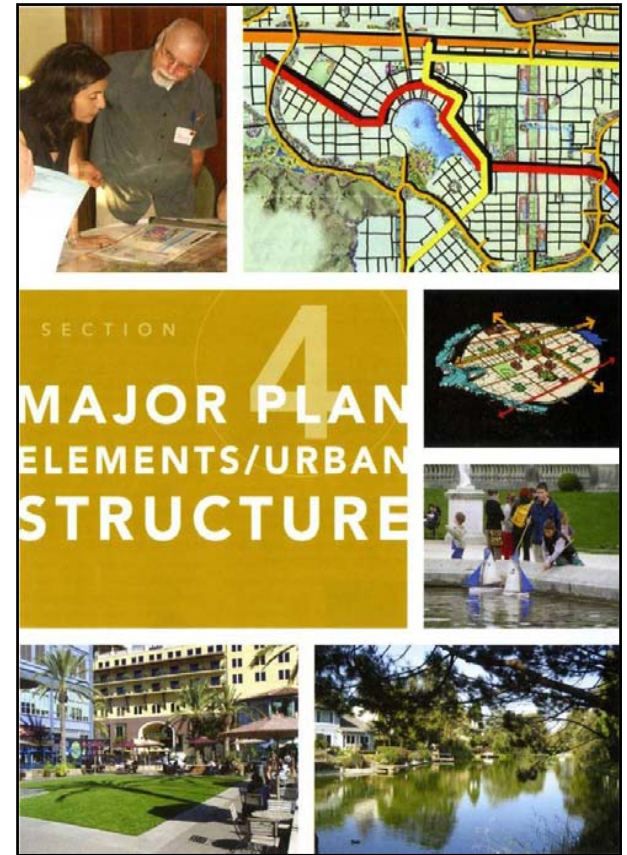
What are Plan Refinements and why are we analyzing them at this time?

- Changes in the Plan that address issues raised, improve the Plan and address environmental impacts
- “Last Call” for Plan changes before moving forward with financial feasibility and Financing, Phasing and Implementation Strategy



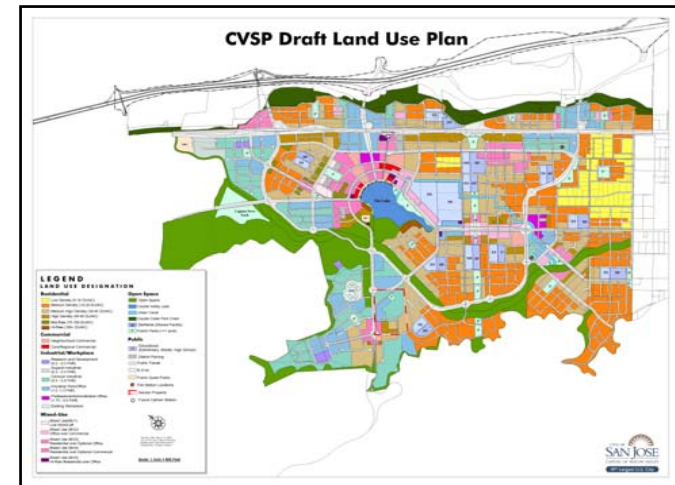
Plan Refinement Process

1. Identify potential Plan Refinements to address significant comments/issues and address environmental impacts
2. Receive Task Force comments on potential Plan Refinements
3. Revise Plan Refinements based on Task Force comments
4. Update cost estimates and develop Phasing, Financing and Implementation Strategy



Expected Meeting Outcome

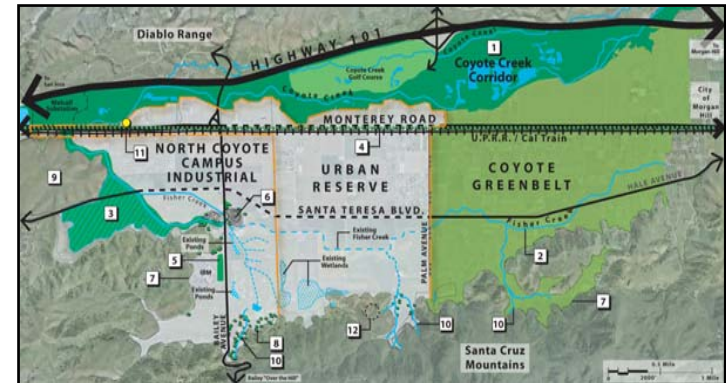
- Receive Task Force comments and feedback on potential plan refinements
- Work toward Task Force recommendation on Plan Refinements



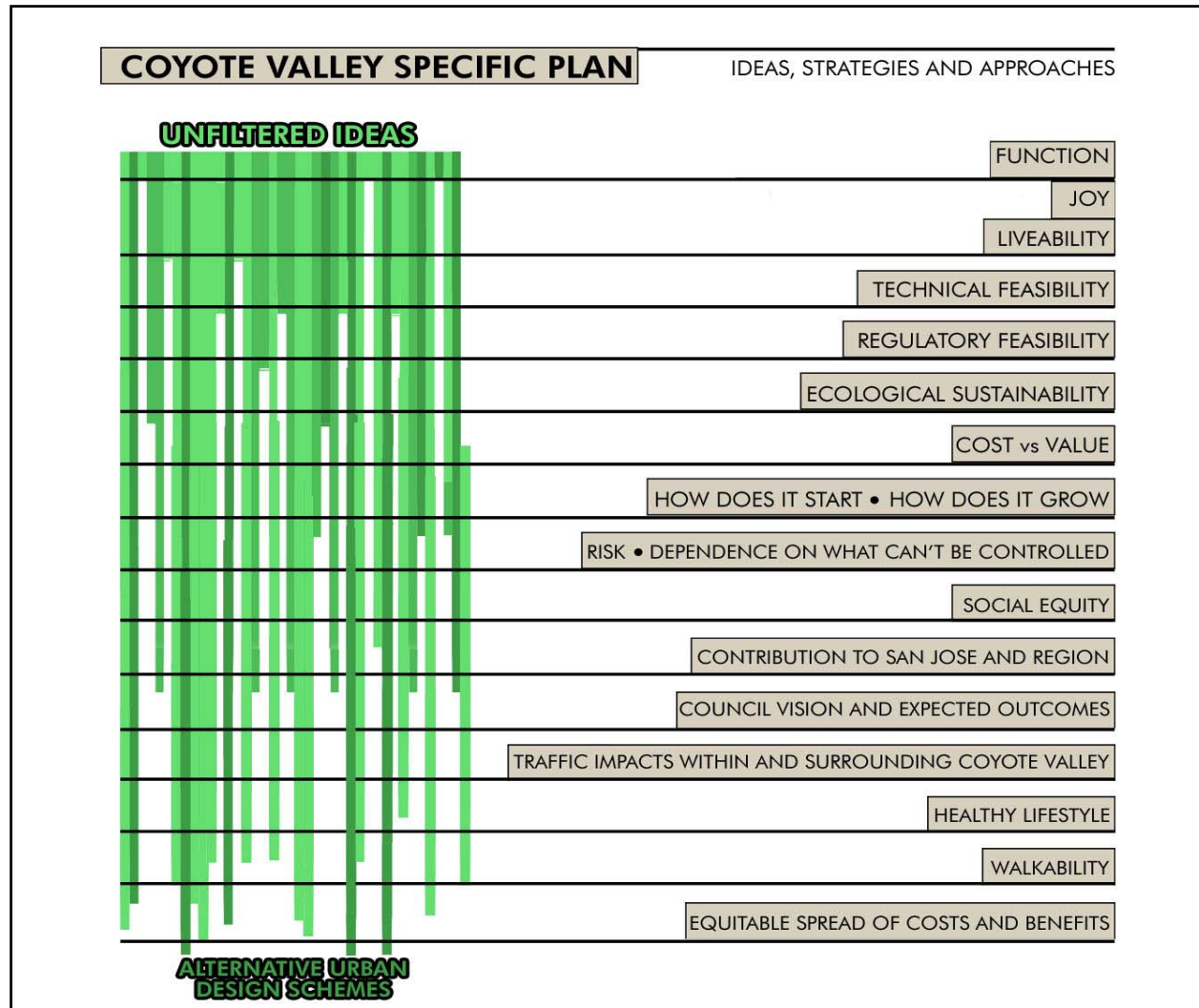
Plan Refinement Criteria

Plan Refinements should meet the same criteria used in the development of the Initial Draft:

- ❑ City Council's Vision and Expected Outcomes
- ❑ Environmental Footprint
- ❑ Composite Infrastructure
- ❑ CVSP Filtering Criteria



Filtering Criteria



Task Force Comments & Questions



Potential Refinements Based on Comprehensive Comments



Major Comments Received

- ❑ Provide more flexibility in residential/workplace designations, increase workplace use and integrate throughout Plan
- ❑ Provide a 2nd high school site
- ❑ Relocate Laguna Seca Ballfields
- ❑ Provide City SJ/MHUSD Corp. Yard & Waste Transfer Facility

*All comprehensive comments will be evaluated by staff and consultants



Comment Based Plan Refinements

1. Provide increased flexibility in residential & workplace land use designations, increase workplace use and integrate throughout Plan (Workplace Focus Group)



Objectives:

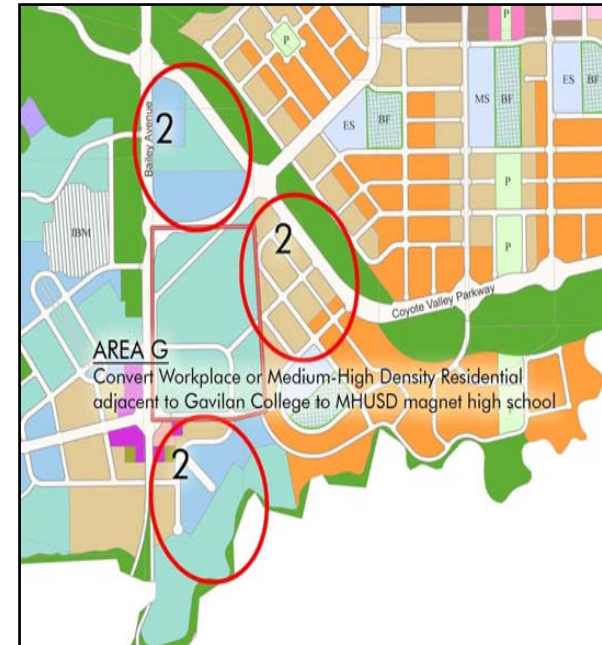
- ❑ Increase flexibility while still meeting jobs/housing minimums
- ❑ Increase workplace uses and integrate (GP provides for 50K jobs on 1,400 acres/CVSP 564 workplace acres + --- acres Mixed Use acres)



Comment Based Plan Refinements

2. Locate second high school site adjacent to Gavilan College Site

- ❑ Objectives: maximize connectivity to Core area
- ❑ Alternatives sites: three sites to the east, west and south of Gavilan
- ❑ Preferred site: Site south of Gavilan College provides connectivity and minimizes loss of workplace (requires replacement of residential use)



Comment Based Plan Refinements

3. Relocate Laguna Seca Ballfields

- ❑ Objectives: maximize connectivity to Core & transit and land use compatibility (traffic, noise and lighting)
- ❑ Alternative sites: E/S of Monterey Road & industrial areas south of MEC
- ❑ Preferred site: south of MEC provides good connectivity, a gateway feature and buffer between Parkway & industrial uses to north



Comment Based Plan Refinements

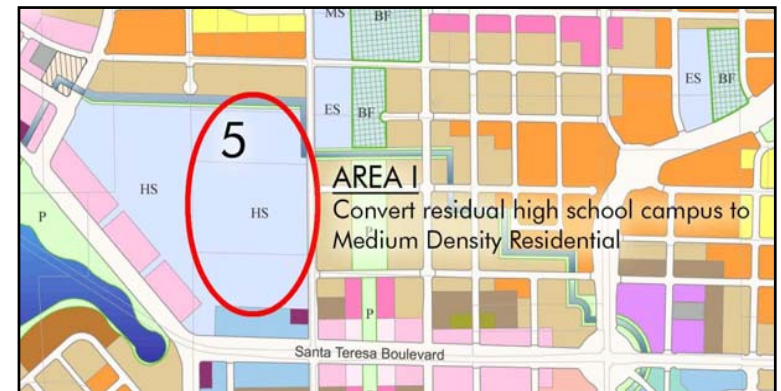
4. Co-locate Corp. Yard & Solid Waste Transfer Facility

- ❑ Objectives: ensure land use compatibility (truck traffic, noise and visual)
- ❑ Alternative sites: E/S Monterey Road and industrial areas south of MEC
- ❑ Preferred site: support industrial area south of MEC provides best land use compatibility (requires replacement of workplace use)

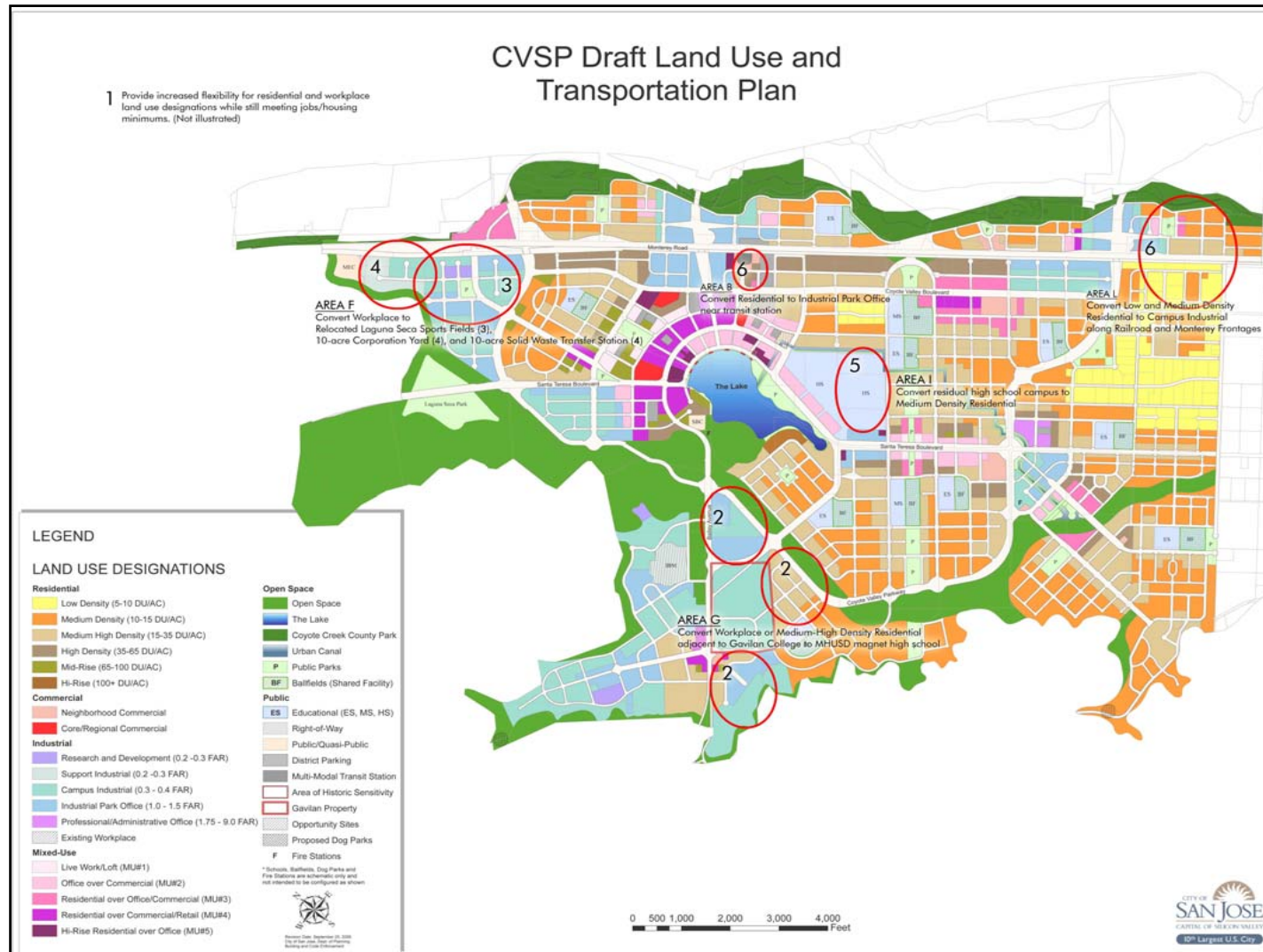


Comment Based Plan Refinements

- Sites for Relocated Workplace and Residential Use
 - ❑ Workplace: add new workplace at southerly gateway (east and west of Monterey Rd.) and at Caltrain Station
 - ❑ Residential: add new residential use on residual high school site in Core and densify areas adjacent to BRT

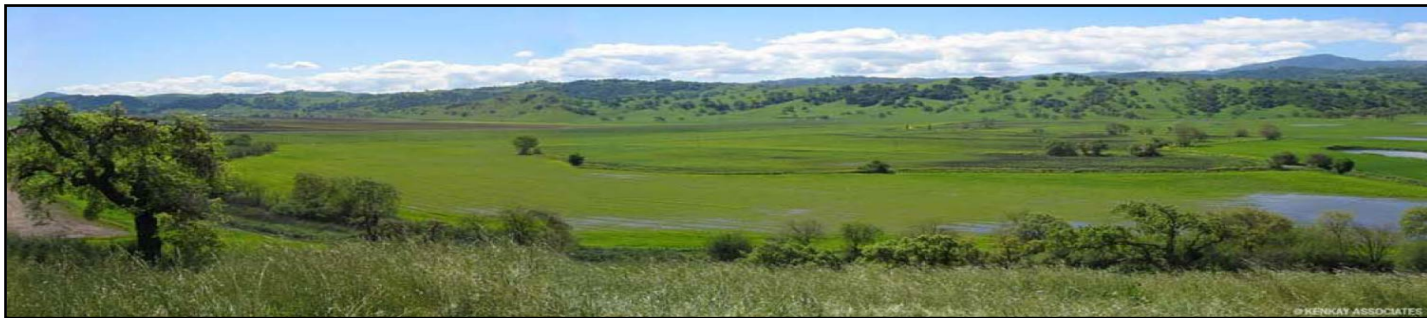


Potential Plan Refinements Diagram

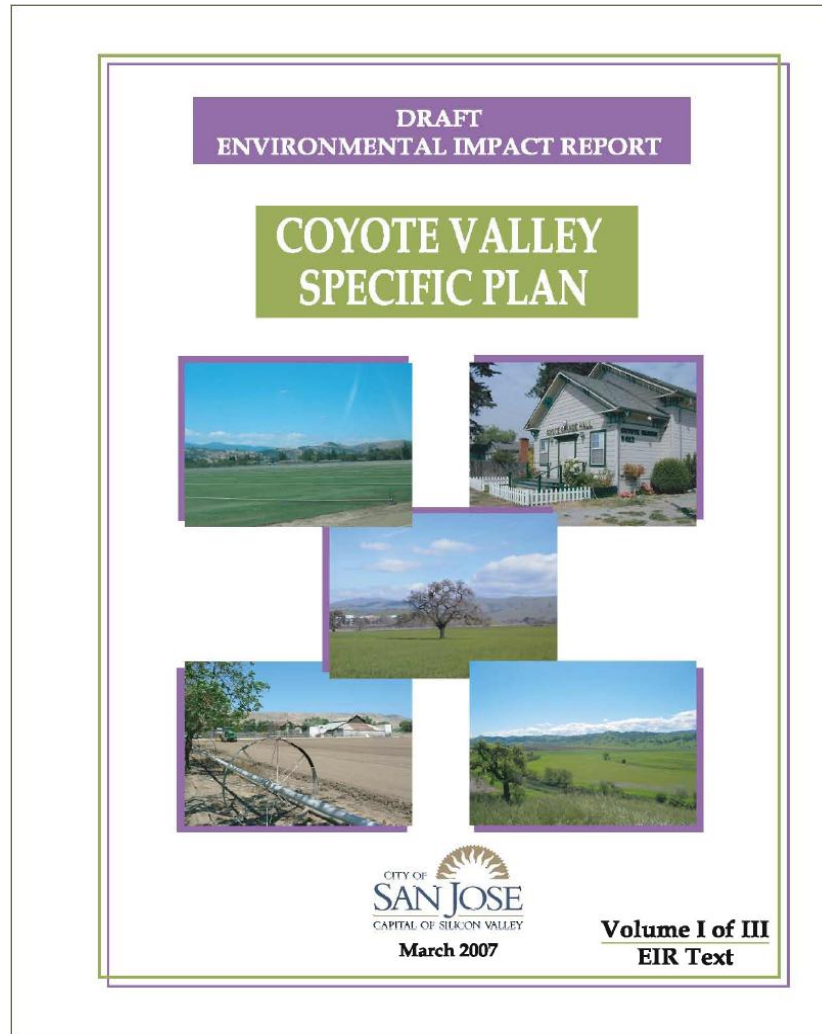


Task Force Comments & Questions

- Have we identified the major plan refinement issues?
- Are there other plan refinements that should be considered?
- What is the Task Force direction on Plan Refinements?



Potential Refinements Based on DEIR



CVSP Significant Unavoidable Impacts

- **Land Use – loss of open space and agricultural**
 - Traffic – freeway segments & General Plan
 - Noise – short term construction
 - **Vibration – railroad tracks**
 - Air Quality - regional
 - **Biology – Burrowing owls and trees**
 - Visual & Aesthetic - all 5 impacts
 - Energy – gasoline use
 - Cumulative - 8 impacts
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DEIR Refinements

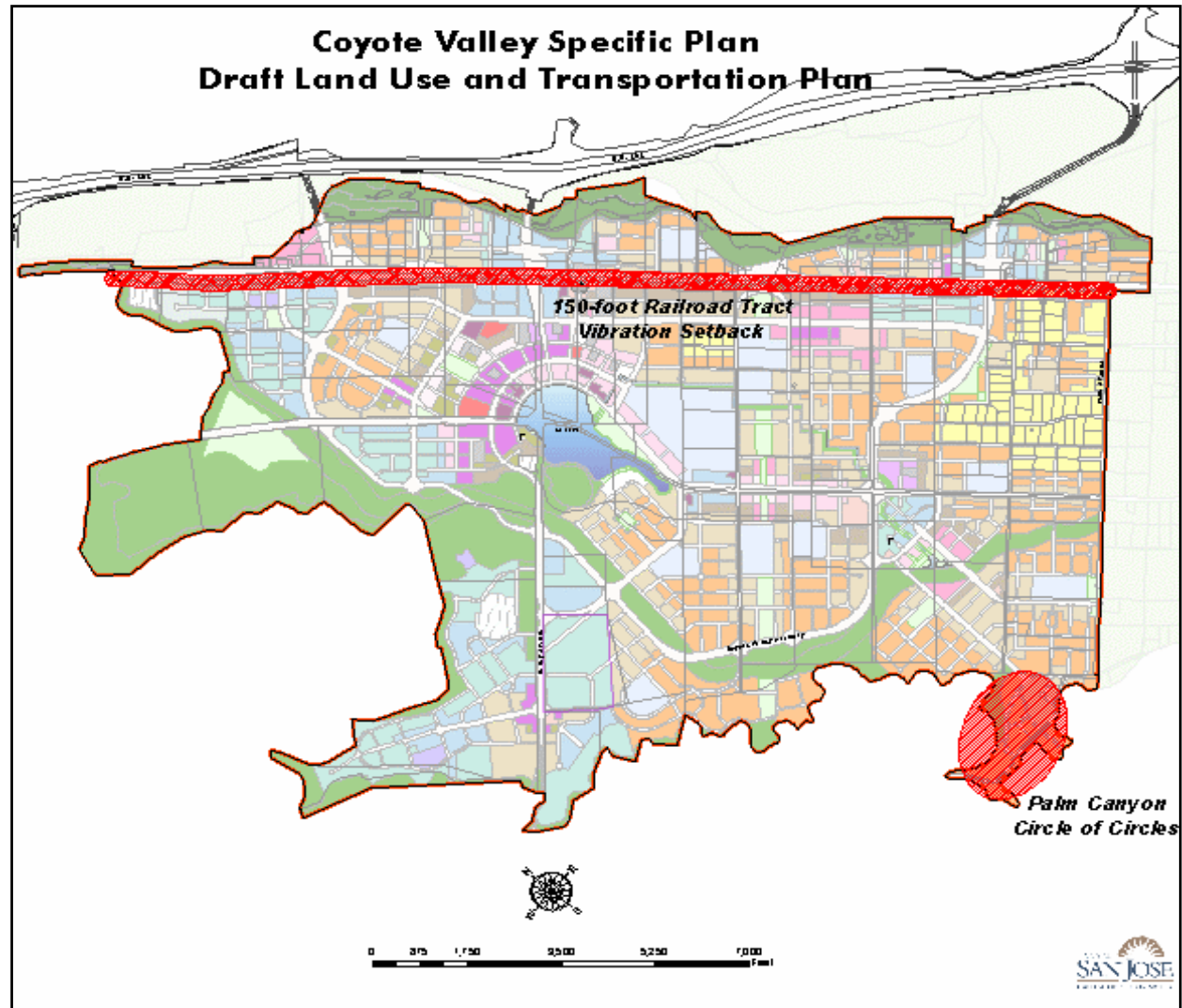
- Further minimize impacts
- Further maximize onsite mitigation:
 - ❑ Streams and Wetlands
 - ❑ Oak Woodland and Savannah
 - ❑ Historic Structures
- Address 150' vibration buffer
- Minimize tree removal
- Identify “feasible” wildlife connectivity opportunities



Circle of Circles Archaeological District (Palm Canyon)

- Most significant archaeological site within Development Area
 - Nominated for National/CA Register → (long-term small habitation including village and massive burial ground)
 - Amah Mutsun Tribal Band formally requested protection of site
 - Additional trenching is necessary to accurately determine extent (size & depth) of resource prior to conclusions on amount, location, and urban development requirements
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DEIR Refinements



Task Force Comments & Questions



Early Cost Implications of Plan Refinements



Basic Economic Guiding Principles

- **Development:** Plan must retain at least 25K homes and 50K jobs
 - **Feasibility:** Values from development must support the infrastructure costs, including public facilities
 - **Fiscal Impacts:** Development must generate adequate City revenues to cover City service costs
 - **Workplace Land:** Strive to maintain and increase workplace land uses rather than intensify existing workplace land
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Avoidance vs. Mitigation

- Certain impacts can be either avoided or mitigated
 - Wetlands, streams, trees, habitat
 - **Avoidance:** Adjustments within plan can be incorporated into financing and phasing
 - **Mitigation:** Off-site adjustments may be out of City and developers' control and may hinder financing and phasing
 - May also require more than 1:1 mitigation
 - **Recommendation:** Avoid impacts where possible
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Development Reduction

- Some refinements reduce developable land
 - Corp yards, second high school, railroad setback, etc.
 - Previous plan had “surplus” development capacity
 - Plan has room for over 26K homes and 56K jobs
 - Still, some densification of development is required
 - Land retained after refinements does not have 25K & 50K
 - Reduction of units or jobs means less public service demand, but also less City revenues and financing capacity
-

Development Densification

- Densification can yield mixed economic results
 - **Land Values/Acre:** May increase or decrease, depending on market values and development costs over time
 - **Financing:** Net loss of developable land probably reduces financing capacity, but may also reduce infrastructure costs
 - **Fiscal Impacts:** Higher density products may have lower values/unit and thus yield lower taxes, but may also generate less demand for certain services
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New Public Facilities

1. Corporation Yards for City, School District
 2. Solid Waste facility
 3. Lit Ballfields relocated from Laguna Seca
 4. Second High School site
- Economic Effects:
 - ❑ Decrease developable area, require some densification
 - ❑ Increase capital costs that must be financed
 - ❑ Uncertain impact on fiscal projections
 - Will local corporation yards reduce service costs?
-

Avoidance of Existing Features

1. Wetlands
 2. Streams
 3. Trees
 4. Habitat
 5. Cultural resources
- Economic Effects:
 - ❑ Decrease developable area, require some densification
 - ❑ Capital cost financing effects depend on extent of avoidance/mitigation
 - ❑ Uncertain impact on fiscal projections
 - Will any public maintenance be required? Impact of densification on public revenues and service costs?
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Wildlife Connectivity

“Identify wildlife connectivity opportunities”

- Economic Effects:
 - ❑ May decrease developable area, require densification
 - ❑ Capital cost effects depends on solution
 - ❑ Uncertain impact on fiscal projections
 - Who will provide maintenance? Impact of densification on public revenues and service costs?
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Task Force Comments & Questions



Next Steps

- Convene Workplace Focus Group (June 2007)
 - Finalize Plan Refinements (summer 2007)
 - Respond to DEIR Comments (Summer 2007)
 - Develop Phasing, Financing and Implementation Strategy/FB Zoning (Summer/Fall 2007)
 - Public Outreach and Planning Commission & City Council Hearings (Fall/Winter 2007)
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May 21, 2007

